

FINAL PLAT

PEEBO FOSTER FARMS JOSEPH WALKER SURVEY, A-519 UPSHUR COUNTY, TEXAS

0 120 240 360



Bearings and distances are based on the Texas Coordinate System, North Central Zone, NAD 83

All bearings shown are rotated to grid North

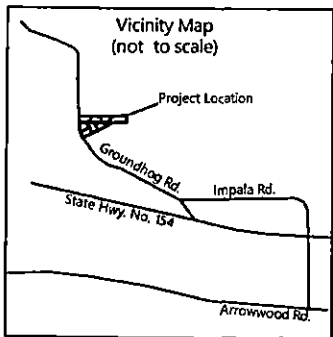
All distances shown are surface, using a combined scale factor of 1.00012856, to return to grid multiply by 0.99987145

Job No. 22044
Firm No. 10194434

- Denotes SET 1/2" rebar, except as noted.
- Denotes FOUND 1/2" rebar

FILED
TERRI ROSS
COUNTY CLERK
2023 MAR 31 AM 11:24
UPSHUR COUNTY, TX

BY
Charita Williams
135.0 Ac
2006686 O.P.R.

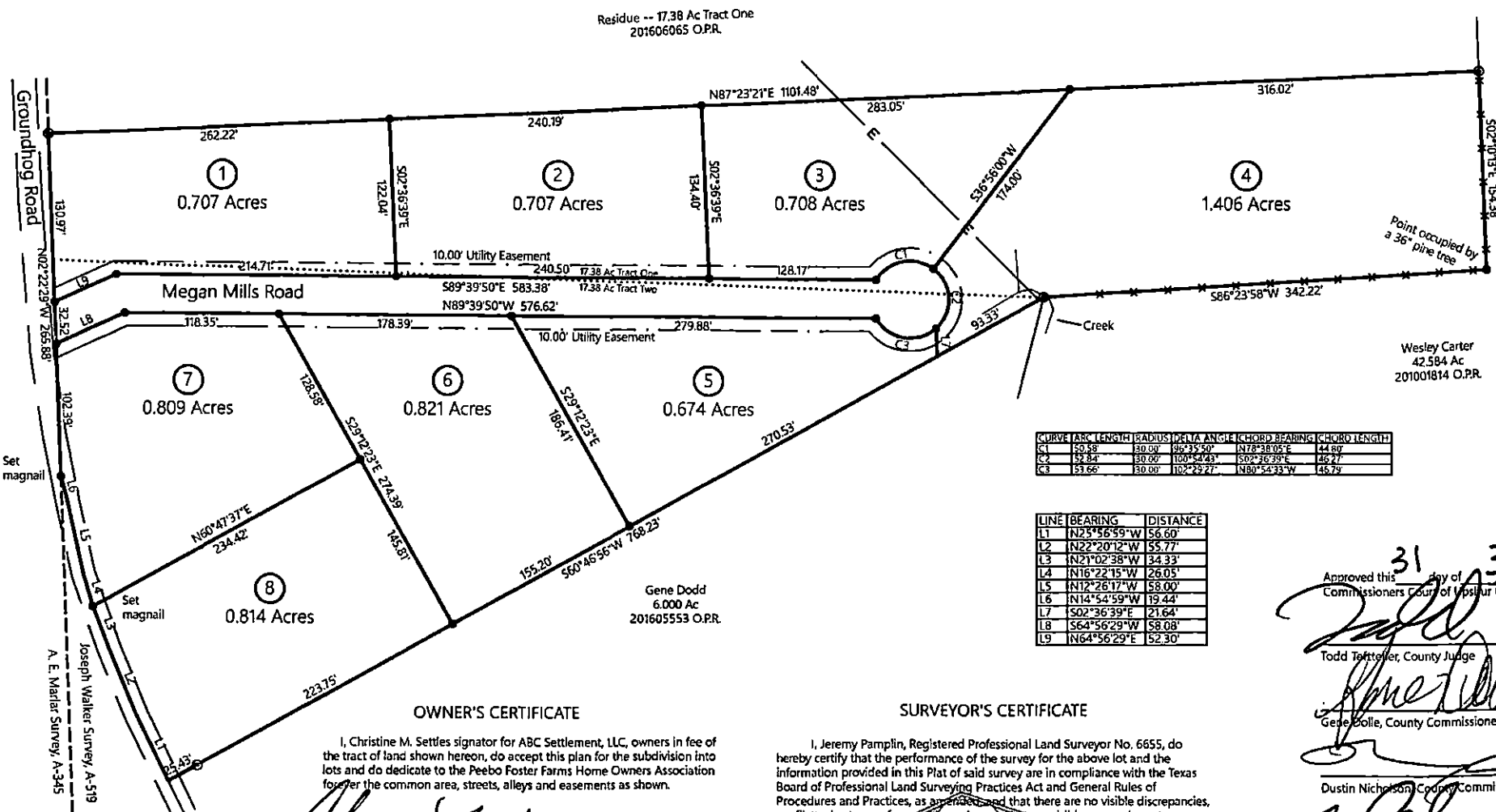


All that certain lot, tract, or parcel of land being situated on the Joseph Walker Survey, Abstract No. 519, Upshur County, Texas, and being the South portion of the residue of that 17.38 acre Tract One and the residue of that 17.38 acre Tract Two described in General Warranty Deed recorded by Clerk's Instrument No. 201606065 of the Official Public Records of said county.

Notes:

The Peebo Foster Farms Home Owners Association shall own and maintain all common areas, streets, alleys and easements.

According to Firm No. 48459C0175F Effective: October 19, 2010 the tract shown hereon lies within Zone X



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	50.38'	30.00'	88°31'50"	N78°38'05"E	44.80'
C2	34.24'	30.00'	100°44'33"	S82°36'39"E	46.27'
C3	51.66'	30.00'	102°39'27"	N80°54'33"W	46.79'

LINE	BEARING	DISTANCE
L1	N23°56'59"W	56.60'
L2	N22°20'12"W	55.77'
L3	N21°02'38"W	34.33'
L4	N16°22'15"W	26.05'
L5	N12°26'17"W	58.00'
L6	N14°54'59"W	19.44'
L7	S02°36'39"E	21.64'
L8	S64°56'29"E	58.08'
L9	N64°56'29"E	52.30'

OWNER'S CERTIFICATE

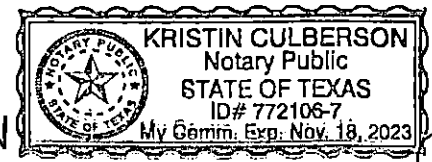
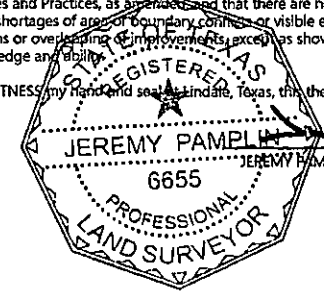
I, Christine M. Settles signator for ABC Settlement, LLC, owners in fee of the tract of land shown hereon, do accept this plan for the subdivision into lots and do dedicate to the Peebo Foster Farms Home Owners Association for the common area, streets, alleys and easements as shown.

Christine M. Settles
Christine M. Settles, Signator

SURVEYOR'S CERTIFICATE

I, Jeremy Pamplin, Registered Professional Land Surveyor No. 6655, do hereby certify that the performance of the survey for the above lot and the information provided in this Plat of said survey are in compliance with the Texas Board of Professional Land Surveying Practices Act and General Rules of Procedures and Practices, as amended, and that there are no visible discrepancies, conflicts, shortages or areas of boundary conflict or visible encroachments, protrusions or overlapping of improvements, except as shown here to the best of my knowledge and ability.

WITNESS my hand and seal at Lindale, Texas, this 1st day of June, 2022



SUBSCRIBED AND SWORN BEFORE Me a Notary Public, in and for the State of Texas, this the 14 day of June, 2022

Kristin Culbertson
Notary Public of Texas

Approved this 31 day of March, 2023, by the Commissioners Court of Upshur County, Texas

Todd Tetterton
Todd Tetterton, County Judge

Gede Bolle
Gede Bolle, County Commissioner, Precinct 1

Dustin Nicholson
Dustin Nicholson, County Commissioner, Precinct 2

Michael Ashley
Michael Ashley, County Commissioner, Precinct 3

Jay Miller
Jay Miller, County Commissioner, Precinct 4